

10 Civic Center Plaza
Post Office Box 3368
Mankato, Minnesota 56002-3368



December 20, 2010

Phone: (507) 387-8600
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RE: Proposed reconstruction of Park Lane and
Carney Avenue, City Improvement 10134

Dear Property Owners:

The reconstruction of Park Lane and Carney Avenue is a high priority for the 2011 construction season as indicated in the Capital Improvements Program.

The goals of this project will be to retain the in-place brick street surfacing on Park Lane and repairing the bituminous and concrete patches with brick removed from other projects. Replacing the aging infrastructure and installing storm drainage improvements per the storm drain master plan without excavating the street is anticipated. Sanitary sewer mains, installed in 1926, serving the homes on Park Lane are in the alleys paralleling Park Lane and will be inspected for needed point repairs and potential structural lining installation. The in-place water main, dating back to 1895, is under the brick street and can potentially be relocated to the boulevard either on one side with services bored to the other side, or a dual system could be installed to serve both sides of the street. The water main in Carney Avenue was constructed in 1963 and the sanitary sewer is the same vintage as Park Lane. The sewer and domestic water services that do not meet current plumbing codes will be replaced within the right-of-way as part of the City contract and the benefiting property will be assessed those costs. From that location, usually just behind the walk, if the services into the house do not meet code, it is the responsibility of the owner to replace the pipes, contracting privately with a plumber of your choice.

New curb and gutter will be constructed abutting the bricks on Park Lane maintaining essentially the same existing width and no major changes are anticipated with the on-street parking arrangements. Carney Avenue will have new curb and gutter, driveway approaches, and bituminous surfacing. Sidewalks will be replaced; those properties with walk meeting City standard condition will receive credit on the frontage charges. Also, by ordinance, driveways are required to be hard surfaced within one year of a reconstruction project, again as a private agreement between the homeowner and a contractor. This private work, replacing the services and/or hard surfacing a driveway, may be added to the individual's special assessment.

The City Council, at its regularly scheduled meeting on January 10, 2011, will hold a public hearing to receive testimony from those affected by the improvement and will consider proceeding with this project, as per Notice of Hearing on the reverse side of this letter. The Engineering Department staff will hold an informational meeting concerning the project on:

Tuesday, January 4, 2011 at 6:30 pm
Minnesota River Room in the Intergovernmental Center
10 Civic Center Plaza (Hickory Street, across from the Verizon Wireless Center)
Free parking available in Mankato Place Ramp adjacent

Preliminary plan layouts, construction specifications, scheduling, and estimated costs will be made available to you at this meeting. If you are unable to attend, please feel free to call City Engineer Michael McCarty (387-8643), or Department Coordinator Mark Rieber (387-8633), for further information.

Please Note: City of Mankato offices will be closed from Friday, December 24th until Monday, January 3rd. The city offices are closed due to employee time-off without pay as a result of budget reductions. Mankato's 24-hour services remain available as usual.

Thank you for your cooperation, and we hope to see you on January 4th.

Sincerely,

Mark Rieber
Engineering Department
mriever@city.mankato.mn.us

**Notice of Public Hearing on
Proposed Improvement No. 10134**

NOTICE is hereby given that the Council of the City of Mankato, Minnesota, will meet in the Minnesota River Room in the Intergovernmental Center of said municipality on January 10, 2011, at 7:00pm for a public hearing on a proposed improvement, the general nature of which is as follows:

Reconstruction of Park Lane from Sibley Street to
Woodland Avenue and of Carney Avenue from
West Fifth Street to 224 feet north of Park Lane

The estimated cost of said improvements is \$927,362.

The area proposed to be assessed is as follows:

Halsig Addition: Lots 1 thru 3, Block 1

Shepards Corrected Plat of West Mankato: Lots 1 thru 8, Block 191; Lots 1 thru 3 & 14 thru 16, Block 192

West Mankato: Lots 3 thru 16, Block 183; Lots 6 thru 16, Block 184; Vacated Spence St; N70ft of Lot 9, Block 185

and all other property abutting and/or benefiting by said improvement.

The Council proposed to proceed under authority granted by Minnesota State Statutes, Sections 429.011 to 429.111. A reasonable estimate of the impact of the assessment will be available at the hearing. Such persons as desire to be heard with reference to the proposed improvement will be heard at this time.

Patrick W. Hentges
City Manager